



**TOWN OF ROCKY HILL
MEETING – ACTIONS TAKEN
CORRECTED**

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| NAME OF PUBLIC BOARD OR COMMISSION | Planning and Zoning Commission |
| DATE OF MEETING | May 20, 2015 |
| PERSON PREPARING | Eileen A. Knapp, Recording Secretary |

MEMBERS PRESENT

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| 1. Dimple Desai, Chairman | 2. Kevin Clements, Vice Chairman |
| 3. Victor Zarrilli, Secretary | 4. Carmen D'Agostino, Commissioner |
| 5. Giuseppe Aglieco, Commissioner | 6. Sean Hussey, Alternate |
| 7. William O'Sullivan, Alternate | 8. Kimberley A. Ricci, Town Planner, ZEO, Special Constable |
| 9. | 10. |

MEMBERS ABSENT

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| 1. Michael Casasanta | 2. |
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1st ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to close the public hearing for Special Permit/Site Plan Application for **Still Hill Brewery, LLC** seeking approval for a packaging Micro Brewery of approximately 4,200 sq. ft. including an accessory tap room in the Shunpike Business Center, Building C, Units 8 & 9; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to close the public hearing for Special Permit/Site plan Application for **Dance Art Project, Inc.**, seeking approval for a dance school of approximately 4, 200 sq. ft. in the Shunpike Business Center, Building B, Units 10 and 11; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District. Motion was seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to add item 6.D. to the Agenda, Application to install 3 signs at 154 New Britain Avenue at a height of 12'. Motion was seconded by Vice Chairman Clement. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to add to the Agenda, item 6. E., Discussion of Proposed Zoning Text Amendment to allow Light Manufacturing. Motion was seconded by Commissioner Aglieco. 4 were in favor (Desai, D'Agostino, Zarrilli, Aglieco), one opposed (Clements), MOTION CARRIED.

5th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adopt the Agenda as amended. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

6th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Consent Agenda. Motion was seconded by Commissioner D'Agostino. Four were in favor (Desai, D'Agostino, Zarrilli, and Aglieco) one abstention (Clements), MOTION CARRIED. The following items were approved on the Consent Agenda:

- A. Minutes of March 18, 2015;
- B. Minutes of March 24, 2015;
- C. Minutes of April 22, 2015;

7th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Site Plan Application, **Pratt & Whitney, Division of United Technologies Corporation**, for sediment remediation project of approximately 480 cubic yards of sediment within Dividend Brook and associated restoration work for property located to the rear of 60 Belamose Avenue and property of the Town of Rocky Hill, CT, including all staff comments. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY. (Commissioner O'Sullivan voted for Vice Chairman Clements, who recused himself.)

*Vice Chairman Clements retakes his seat.

8th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to approve the Special Permit/Site Plan Application for **Still Hill Brewery, LLC** seeking approval for a packaging Micro Brewery of approximately 4,200 sq. ft. including an accessory tap room in the Shunpike Business Center, Building C, Units 8 & 9; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District including all staff comments. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

9th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to approve the Special Permit/Site plan Application for **Dance Art Project, Inc.**, seeking approval for a dance school of approximately 4, 200 sq. ft. in the Shunpike Business Center, Building B, Units 10 and 11; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District including all staff comments. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

10th ACTION ☐ Passed ☐ Failed ☒ Tabled

A MOTION was made by Commissioner Zarrilli to table the Application to install 3 signs at 154 New Britain Avenue at a height of 12'. Motion was seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

11th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to add the Discussion of Proposed Zoning Text Amendment to allow Light Manufacturing to the POCD Meeting Agenda. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

12th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to add discussion and possible approval of the Planimetrics Draft Proposal in the amount of \$25,000 for the update of the Town Zoning Regulations. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

13th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve Planimetrics Invoice #1110 for \$3,195.80. Motion was seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

14th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adjourn the meeting at 8:10 p.m. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

**DRAFT MEETING MINUTES TO BE AVAILABLE WITHIN SEVEN CALENDAR DAYS FOR
REGULAR MEETINGS AND WITHIN SEVEN WORKDAYS FOR SPECIAL MEETINGS.**